HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



# Murray Close

Freehold
Tax Band: D

Braintree, CM7 5QT

**Offers In Excess Of £400,000**

4 2 2 D

Boasting an UNOVERLOOKED & generously sized rear garden, RECENTLY FITTED 19' kitchen/diner, UTILITY room plus two substantial reception rooms inc. 19' lounge and 21' cinema/playroom is this EXTENDED & RECENTLY RENOVATED four bedroom detached property. Benefiting from a detached LOG CABIN (an ideal office/gym/studio), GALLERIED LANDING with four good-sized bedrooms and a driveway with parking for FOUR vehicles. Offering spacious and VERSATILE living space throughout and ideally located within easy reach of local shops/amenities, schools & Braintree Town Centre/Station.







# Murray Close, Braintree, CM7 5QT

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:
Secure main entry door into main hallway, stairs to first floor, under stairs storage cupboard, vinyl flooring and smooth coved ceiling.

### CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, vanity wash hand basin with tiled splash back, heated towel rail, tiled flooring and smooth coved ceiling.

### LOUNGE:
19'05 x 12'11 (5.92m x 3.94m)
Double glazed window to front aspect, radiator, tiled flooring and smooth coved ceiling with sunken spotlights.

### KITCHEN / DINER:
19'05 x 17'09 max to 12'11 (5.92m x 5.41m max to 3.94m)
Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Quartz incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven and microwave oven, induction hob with extractor hood over, space for American fridge/freezer, integrated dishwasher, breakfast bar, radiator, vinyl flooring and smooth coved ceiling with sunken spotlights. French doors to rear garden.

### UTILITY ROOM:
8'02 x 6'11 (2.49m x 2.11m)
Double glazed window to front aspect, fitted base units with edged work surface and space for washing machine, tumble dryer and additional fridge/freezer, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

### CINEMA / PLAY ROOM:
21'06 x 11'08 (6.55m x 3.56m)
Built-in cupboard (housing boiler - newly fitted in 2019), laminate flooring and smooth ceiling with sunken spotlights. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:
Double glazed window to side aspect, loft access, built-in double width airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

### MASTER BEDROOM:
13'00 x 9'10 plus wardrobe recess (3.96m x 3.00m plus wardrobe recess)
Double glazed window to front aspect, a series of built-in wardrobes, radiator, carpeted flooring.

### BEDROOM TWO:
12'09 x 9'10 (3.89m x 3.00m)
Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM THREE:
9'10 x 9'03 plus door recess (3.00m x 2.82m plus door recess)
Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM FOUR:
9'11 x 7'02 (3.02m x 2.18m)
Double glazed window to front aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:
Opaque double glazed window to side aspect, enclosed corner shower unit, panelled bath with central mixer tap, low level WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:
Generously sized and unoverlooked rear garden comprising patio area which extends across property rear and sides, remainder mainly laid to lawn, gated side access, large storage shed and purpose-built cabin. The cabin has the potential for multi-purpose use (studio, gym, office etc) and is fitted with double glazing, power and lighting.

### DRIVEWAY & PARKING:
Driveway parking for 4 vehicles.

### AGENTS NOTES:
Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.





At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.